

TOWN OF MONTVILLE
OFFICE OF LAND USE & DEVELOPMENT
310 Norwich-New London Turnpike, Uncasville, CT 06382
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MEMORANDUM FOR THE RECORD

October 25, 2022 PZC Meeting
Prepared by *Liz Burdick*, Land Use Director
on 10/24/2022

Property Address: 50 Cook Drive, Uncasville, CT
Application: PZ #22 SITE 7
Applicant(s): Montville WPCA, Derek Albertson, Superintendent
Property Owner(s): Town of Montville – Ronald K. McDaniel, Mayor
Attorney: N/A.
Engineer: Barry Parfitt, P.E., Wright Pierce
Land Surveyor: TBD
Lot Size: .2472-acres (10,768SF)
Lot Frontage: 20-foot Easement from Cook Drive over 48 Cook Drive.
Zoning District: R-20
Public Water/Sewer: Yes.
Wetlands/Watercourses: No.
Flood Hazard Zone: No.
CAM Zone: No.
Public Water Supply Watershed: No.
Proposed Public Improvements: No.
Legal: Submitted 9/13/22. Date of Receipt by PZC: 09/27/22. Decision Required Date (DRD): 11/30/22.

EXISTING CONDITIONS: Town of Montville WPCA Water Tank and associated equipment & site improvements.

PROPOSAL: Applicant states "the project will include the construction of a new 531,200-gallon glass-fused-to-steel water storage tank that will be constructed adjacent to the existing 590,000-gallon welded steel tank built in 1999. The existing tank will remain in place pending a future project to demolish the tank and construct a dedicated antenna tower and equipment building on site."

ZONING BOARD OF APPEALS: Required variances granted on 9/07/2022.

INLAND WETLANDS COMMISSION: N/A.

UNCAS HEALTH DISTRICT: 09/30/22 Comment "The construction of the water tank must be approved by the CT Department of Public Health's Drinking Section." (Cond. Approval).

STATE OF CT DEPT. OF HEALTH: See UHD above.

TOWN ENGINEER: See comments dated 9/30/22 – plan revisions pending.

BUILDING DEPT.: Referred 9/14/22 – no comments received to date.

FIRE MARSHAL: See comments dated 10/12/22. No comments/concerns.

STCT DOT: N/A.

BOND: N/A/ Town (WPCA) project.

PLANNER: See comments dated 9/23/2022 – plan revisions pending.

STAFF RECOMMENDATION: Per the request of Applicant, table the application to the 11/08/22 regular meeting.